

**Nolensville Planning Commission
Regular Meeting at Nolensville Elementary School
August 14, 2007 at 7:00 p.m.**

Commissioners present were Andrew Grosson, Willis Wells, Jimmy Alexander, Frank Wilson, Rick Owens, Mayor Beth Lothers, Bob Notestine, Bob Haines and Matt Happel. Debbie Riddle was not present. Staff present was Henry Laird, Tom Allen and Gina Lawrence.

Meeting called to Order

The meeting was called to order at 7:56 P. M.

Pledge of Allegiance

The pledge of allegiance was led by Bob Haines.

Approval of Minutes

Mayor Lothers moved to approve the July 10, 2007 Planning Commission meeting minutes. Jimmy Alexander seconded the motion. The motion was approved unanimously.

Announcements

Mayor Lothers stated that the Williamson County Regional Planning Commission would hold a public hearing on the update to the Williamson County Comprehensive Land Use Plan. She stated that the meeting would be this Thursday, August 16, 2007, at 7:00 P. M. at the Williamson County Auditorium. Matt Happel stated that he would be attending.

Citizen Comments

There were no citizen comments.

New Business

Catalina, Phase 1, Final Plat:

Nicky Wells with Turnberry Homes was present to answer questions from the Commission. Henry Laird stated that the developer had complied with all staff revision requests and that he recommended approval on the conditions of making the revisions that Tom Allen recommended on drainage easements, receiving revised CCR's as recommended by the Town Attorney and posting bonds in the amounts of \$57,000 for roads and drainage and \$40,000 for landscaping.

Matt Happel asked if the automatic sprinkler note could be listed as number 13 in the notes section on the plat. Mr. Happel asked why there were not double front setbacks on all corner lots. He pointed to page 4, lot 141 which does have double front setbacks while the three lots to the north do not. Mr. Happel requested that Turnberry arrange it to look nice on the side that faces the main road. Bob Notestine asked if drainage easements were shown on the plat. Tom Allen stated that he had reviewed the plat to ensure that all drainage easements would be shown. Mayor Lothers stated that Nicky Wells had agreed to deed over an easement for the future greenways project. Mr. Wells stated that once the design for the greenway system along Nolensville Road was completed they would grant an easement.

Matt Happel moved to approve with the condition that the fire sprinkler note be moved to the notes section as item 13 on the plat. Rick Owens seconded the motion. The motion was approved unanimously.

The Reserve at Bent Creek, Section 2, Final Plat:

Henry Laird stated that sufficient documentation has been provided to prove that the graves which were found on the site had been relocated and that staff recommended approval. Rick Owens moved to approve the plat. Bob Haines seconded the motion. The motion was approved unanimously.

Zoning Amendments

Appendix E, Part B:

Proposed Amendment to Appendix E, Part B, Architectural Design Standards, Applicability section, to include such standards for properties in the OI District that abut any arterial or collector roads and requiring that all new developments in the OI District meet certain architectural design standards for front façade relating to materials, articulation, and color but excluding statement of architectural compatibility.

Henry Laird stated that there had been a question about whether the Town wanted to have architectural design standards apply in the Office Industrial (OI) zoned areas. Mr. Laird stated that the Zoning Ordinance as it is written did not require any architectural design standards in OI zones. He stated that there was one piece of property that touches Nolensville Road that is zoned Office Industrial. Mr. Laird outlined the two ways in which the Ordinance could be amended. He stated that if a property was zoned OI and fronts on an arterial or collector then Part B Architectural design standards would apply. The second part of the amendment would be that architectural design standard principles 1, 7 and 9 would apply.

Willis Wells stated that he would recuse himself from the topic. Rick Owens opened the topic for discussion. Matt Happel clarified that the proposal was to adopt both parts of the amendment. He noted that the first proposed paragraph dealt with structures located on major thoroughfares. The second proposed paragraph dealt with structures not located on major thoroughfares and was only asking that three principles be followed. Mayor Lothers stated that she did not think that it was unreasonable to request that the three principles that were recommended be followed. Frank Wilson and Jimmy Alexander stated that they felt that only structures located on major thoroughfares be required to comply with architectural standards. Vice Mayor Tommy Dugger of 2260 Rolling Hills Drive stated that he agreed with Henry Laird's proposal. He noted that the Town had been lucky that the individuals that had built in the Haley Industrial area had good standards but that the Town ought to step in at this point to ensure that future OI structures would be attractive as well.

Mayor Lothers moved to approve both sections as written. Bob Haines seconded the motion. The motion was approved by a majority. Andrew Grosson, Jimmy Alexander, Rick Owens, Mayor Beth Lothers, Bob Haines and Matt Happel voted in favor of the amendment. Frank Wilson voted against the amendment.

Old Business

There was no old business.

Other Business:

Reduction of Bond for Nolen Park Phase 2

Henry Laird stated that the Town Engineer Don Swartz approved the reduction of the bond to \$93,000. Rick Owens moved to approve the bond reduction. Bob Haines seconded the motion. The motion passed unanimously.

Bond Report

Henry Laird stated that the Town is up to date on all of our bonds and has a total of 6.2 million dollars in bonds. He stated that the Town is waiting on a bond for Sunset Park. Matt Happel moved to approve the bond report. Bob Haines seconded the motion. The motion passed unanimously.

Other

Mayor Lothers stated that she had attended the Williamson County Planning Commission meeting on Thursday night. She stated that she was intrigued by the fact that they have a sketch plan phase, preliminary plat, and final plat phase for reviewing proposals. She wondered whether the Planning Commission would be interested in having such a review process.

Jimmy Alexander stated that in Nashville sketch plans are encouraged but are not brought to the Planning Commission. Rick Owens asked for Henry Laird's opinion. Mr. Laird stated that he thought that it would be more appropriate to involve the Planning Commission if a large project were being considered. Frank Wilson noted that in the past the Town has held workshops in order to work out larger projects. Vice Mayor Tommy Dugger stated that he agreed with Frank Wilson that the Town has held workshops for Bent Creek, Nolen Park, and Catalina to work through preliminary plats on larger projects. Mayor Lothers stated that she wanted to put the idea out there and was open to the preference of the Commission.

Matt Happel stated that he would like to see an update on Ordinances passed by BOMA presented at Planning Commission meetings.

Frank Wilson stated that the Commission needed to document training for the year.

The meeting was adjourned at 8:43 P. M.